

Government of the District of Columbia
ZONING COMMISSION



Zoning Commission Cases No. 77-45 and 77-46

STATEMENT OF REASONS

September 14, 1978

At the request of the National Capital Planning Commission (NCPC) the District of Columbia Zoning Commission adopted Article 46, a new text in the Zoning Regulations of the District of Columbia, to provide for the location of embassies, chanceries and international agencies, Case No. 77-45. In that case, the Zoning Commission established a new Mixed Use Diplomatic (D) District to be mapped in combination with other Districts and provided that chanceries could be located in the D District after a careful review by the Board of Zoning Adjustment to assure compatibility with affected neighborhoods. The same review was also provided for certain other Districts where chanceries are permitted to avoid adverse impacts on neighborhoods.

In Companion Case No. 77-46, the Mixed Use Diplomatic (D) Districts were mapped at suitable locations in combination with other existing Districts.

In developing the Mixed Use Diplomatic (D) District and the map, the Zoning Commission considered the criteria of the Comprehensive Plan Element for Foreign Missions and International Agencies adopted by the NCPC, including the map diagram annexed to the element.

The actions were taken following extensive public hearings at which testimony was heard from the NCPC, the Department of State, representatives of foreign governments, community groups, residents, property owners, a number of Advisory Neighborhood Commissions where chanceries are located or may be located in the future, members of the Council of the District of Columbia and the Municipal Planning Office. The hearings developed wide-spread public interest and debate. The Regulations and Maps that were developed respond to the issues that emerged from those hearings and represent a balance among the need of the international community for suitable locations for the transaction of business in the Nation's Capital and the interest of the residential community to avoid undue intrusions into residential neighborhoods. Central to this accommodation is the review process established for areas where such accommodation may be required.

This review, in effect, establishes a qualified matter-of-right chancery use in the Mixed Use Diplomatic (D) Districts where the review is required. This review is based on the

Board of Zoning Adjustment review for compatibility prescribed by the Chancery Act of 1964. It would be administered by the Board of Zoning Adjustment in the same manner as with those reviews that have been taking place to meet Chancery Act requirements.

Summary of Provisions

In summary, the Zoning Commission recognizes that the relationship of chanceries to residential and other neighborhood uses is a sensitive one, but one which can be harmonious under reasonable regulatory controls. On that basis, special review procedures were established in the D, R-5-C, R-5-D, **and SP Districts.** The standards and procedures of this review are designed to: supply adequate parking, preserve historic structures and districts, establish that the scale of development is consistent with surrounding development, ensure compatibility with other neighborhood development and protect nearby residential uses. The Mixed Use Diplomatic (D) District mapping has been established within a firm regulatory structure in order to give appropriate protection to areas which may include existing residential uses located adjacent to or in the vicinity of "Embassy Row" areas.

The regulatory procedures require that new chanceries and additions to existing chanceries within such areas be subject

to a Board of Zoning Adjustment hearing to ensure that any chancery development meets the prescribed standards. The Board of Zoning Adjustment may impose reasonable conditions to mitigate adverse impacts identified in the review process to ensure compatibility with other development in the neighborhood.

The planning and zoning process initiated by the NCPC, participated in by citizens and concerned federal and local agencies, and continued before this Commission has evolved into a zoning policy for the future location of chanceries and international agencies in the District of Columbia, summarized as follows:

- 1) Chanceries and international agencies can locate in most high density commercial and certain existing mixed use areas without having an adverse impact on either the commercial area or other surrounding areas. No special review procedures are provided in these Districts.
- 2) Certain high density residential areas, generally located along the major thoroughfares and in close proximity to major commercial and employment areas and traditionally characterized by diplomatic uses are appropriate locations for chancery development in keeping with the Act of 1964, provided there is a review of each proposed development and it is found that the scale and other characteristics

of development are in keeping with other buildings and uses in the area and that special consideration is given to the protection of nearby residential uses. .

- 3) In certain mixed use Districts such as SP which contain substantial residential developments, a review of the specific diplomatic development proposal is needed to ensure compatibility of scale and other characteristics with other buildings and uses and to give special consideration to the protection of nearby residential uses.
- 4) In medium density commercial areas, which are usually in close proximity to residential areas, a review is needed to ensure that the proposed diplomatic development is in scale with and compatible with the character and function of the commercial area and to provide special restrictions if needed for the protection of nearby residential uses.
- 5) Diplomatic facilities are not appropriate in the C-1 neighborhood commercial areas which are usually limited in size and are intended to provide limited retail and service facilities for the immediate neighborhood. The Zoning Commission determined that such limited areas are not suitable for the type of office involved in chancery use, and which does not offer a neighborhood service.

- 6) With the exception of embassies which are the residences of the chiefs of missions, diplomatic development is not appropriate in areas that are exclusively devoted to low and medium density residential uses. Embassies are appropriate, the Zoning Commission found, in areas where residential uses are permitted.
- 7) Because of a number of circumstances, certain areas of the District which are zoned for low or medium density residential development have been enhanced by a substantial degree of diplomatic or institutional development which has historically marked and presently marks the character of those areas. "Embassy Row" stamps Massachusetts Avenue, N. W., from Dupont Circle to Observatory Circle and 16th Street, N. W., north to Park Road. Massachusetts Avenue and 16th Street are major roadways, characterized by their signally attractive settings. The two roadways are substantially lined by trees and attractive, small-scale buildings. The absence of commercial uses such as shops, with their accompanying signs, glass fronts, and displays of merchandise, graces both corridors. Both corridors provide embassies and chanceries with ready access to the

governmental offices and other entities with which they interact.

The Zoning Commission has concluded that it is reasonable to provide for chancery location in and near these corridors. The characterization of a chancery as the business office of a foreign government does not precisely reflect a chancery's character or its impact on other uses. Chanceries are in their character and operation comparable to the types of professional and institutional uses which are now permitted, along with residential uses, in the mixed-use SP zone. They do not require the type of signs, glass fronts, or displays which characterize commercial activities which need to attract customers. The creation and mapping of a Mixed Use Diplomatic (D) District will provide for chancery location in attractive surroundings. The provision therefore is appropriate to the District's role as host city for foreign governments. It would be inappropriate to restrict chancery location only to the commercial Districts. The various uses which are permitted in the commercial Districts, although compatible with chanceries, have qualities of character and operation which

distinguish them from chanceries.

In establishing a Mixed Use Diplomatic (D) District, the Zoning Commission notes that it is recognizing the same type of factors which underlied the creation of the SP zone in 1958. The "Lewis Report", which preceded the 1958 rezoning, set forth:

"Certain areas of the city defy classification as either residential or commercial, since in such areas residential, commercial, and semi-commercial uses exist side by side. The reason for this incongruous but occasionally stable pattern is found not in the nature of the existing land use, but in intangible historical and psychological factors. The SP-1 District is designed to preserve such areas essentially as they are." Lewis, "A New Zoning Plan for the District of Columbia," 101, 1956.

In sum, the Zoning Commission has concluded, as did the NCPC, that sound planning considerations make it appropriate to create and map a Mixed Use Diplomatic (D) District which will recognize the character of diplomatic uses and that of the areas which will be mapped for such use.

In creating this mixed-use zone, the Zoning Commission has recognized as well the need to ensure that

chancery location is subject to controls which will assure that the impact of chancery uses will not adversely affect the residential and other uses permitted in the mixed-use zones.

- 8) When Chancery development occurs within an historic district special care is given to ensure compatibility with the historic district. Similarly, chanceries may be permitted to occupy historic landmarks to restore, rehabilitate and maintain them as historic structures in keeping with regulations governing such buildings and thereby preserve them.

Policy Statement

Having considered all the facts, interests and views presented to it, and after carefully deliberating upon and balancing them, the Commission, in the fulfillment of its statutory responsibilities, has established Zoning Regulations and a Mixed Use Diplomatic (D) District to govern chancery locations.

In adopting the diplomatic text amendments, this Commission has recognized the need to provide suitable locations for foreign missions within the National Capital. The Commission is also aware of its mandate to balance that need

with those of the residents of the District of Columbia.

In developing the text amendments, the Commission has structured a framework that should encourage a degree of diplomatic developments to take place in major commercial and existing mixed use areas and thereby both (1) ensure that chanceries are located in the Mixed-Use Diplomatic (D) District only by those governments which are willing and able to adhere to the strict review criteria for such locations, and (2) provide sufficient potential locations for chanceries to accommodate the varying needs of foreign governments.

The Commission has provided additional procedures within the regulations to ensure that, when diplomatic development does take place within close proximity to residential uses, special care will be given to the protection of residential uses and the character of the neighborhood.

In recognition of past diplomatic trends this Commission has established the Mixed Use Diplomatic (D) District and mapped the (D) District is those areas where substantial past diplomatic and other nonresidential development has taken place or where such future development may take place in harmony with other neighborhood uses. The text and map are designed to work together providing for compatible and controlled infill development which will not adversely impact the quality of residential life in such areas.

As part of its action this Commission has established policies, review procedures and standards to guide future actions of the Board of Zoning Adjustment in regard to diplomatic development and has provided the Board with the regulatory framework to ensure the protection and integrity of the mixed-use neighborhoods.

Department of State Views

At the February 27, 1978 hearing, on the original zoning proposals, the Department of State expressed great concern about the restrictive nature of the regulation which eliminated extensive areas of commercial zoning from consideration as chancery sites. At the June 22, 1978 hearing the Department of State supported the proposal then pending which included the commercial areas, and concluded, "we believe the present MPO proposal has fully and reasonably considered both the urgent and important Federal interest involved, as well as having taken into account the foreign missions and international agencies element adopted by NCPC on October 6, 1977, the existing land use trends in the City, and the impact on residential and nonresidential areas".

General Background

On October 6, 1977 the National Capital Planning Commission (NCPC), pursuant to its statutory function of preparing Federal elements of the Comprehensive Plan for the National Capital, adopted the Foreign Missions and International Agencies Element of the Comprehensive Plan. The NCPC requested by resolution that the Zoning Commission carry out the plan element "through the adoption of appropriate amendments to the Zoning Regulations necessary to make such Zoning Regulations not inconsistent with such element in accordance with Section 2 of the Zoning Act".

The Plan Element provides that an embassy, which is the residence of the chief of a foreign mission, shall be permitted wherever other residences are permitted. The Plan Element also provides that existing chanceries shall be permitted to continue at their present locations. The Element establishes criteria for the location of future chanceries and international agencies. It is accompanied by a "soft edge" map diagram showing those areas of the District of Columbia that met the Plan criteria for the location of both chanceries and international agencies.

The criteria of the Plan Element for chanceries are as follows:

"To meet the objectives, new, expanded, or re-located Chancery Annexes, and Combined Chancery/Embassies shall be permitted to locate only in areas:

- o (1) designated on the "General Land Use Objectives: 1970/1985" diagram for (a) predominantly office use, except areas under the jurisdiction of the Architect of the Capitol, (b) mixed uses, including commercial, office and institutional, or (c) high density residential use, or (2) along or in close proximity to arterial streets in which existing Chanceries, Chancery Annexes, and Combined Chancery/Embassies are concentrated;
- o Served by public transit (metrobus and/or Metrorail) to reduce parking requirements;
- o Where adequate public facilities, utilities and services, including streets, street lighting, water, sewer, electricity, telephone, and refuse collection, are available or can be provided; and

- o Capable of being adequately protected by the Executive Protective Service".

The criteria of the Plan for International Agencies are as follows:

"New, expanded, or relocated facilities for International Agencies shall be permitted to locate only in areas:

- o Designated on the "General Land Use Objectives: 1970/1985" diagram for (1) predominantly office use, except areas under the jurisdiction of the Architect of the Capitol, or (2) mixed uses, including office, commercial, institutional and high density residential.
- o Served by public transit (Metrobus and/or Metrorail) to reduce parking requirements; and
- o Where adequate public facilities, utilities and services, including streets, street lighting, water, sewer, electricity, telephone, and refuse collection, are available or can be provided".

Legislative Background

The Self-Government and Governmental Reorganization Act (PL 93-108) modified both the Act relating to the National Capital Park and Planning Commission (PL 68-202, June 6, 1924, as amended) and the Zoning Acts (PL 66-153, March 1, 1920, as amended; PL 75-684, June 20, 1938, as amended) to provide for a relationship between planning and zoning under self-government.

In Section 492 of that Act, which is part of the Home Rule Charter for the District of Columbia, the Act provided that:

"The Zoning Commission shall exercise all the power and perform all the duties with respect to zoning in the District as provided by law".

That Section also stated that:

"Zoning maps and regulations, and amendments thereto, shall not be inconsistent with the comprehensive plan for the National Capital".

The same Section also provided that proposed actions of the District of Columbia Zoning Commission are to be submitted to the National Capital Planning Commission for its review and comment.

Section 203 of the same Act designates the Mayor as the "Central Planning Agency for the District Government" and establishes the National Capital Planning Commission as the "Central Federal Planning Agency". (The Mayor has delegated his function to the D. C. Municipal Planning Office).

The Act further provides that the Mayor's planning responsibility shall not extend to Federal or international projects and developments in the District, as determined by the National Capital Planning Commission (NCPC).

On the basis of the foregoing, it was concluded that planning for the location of international projects and developments in the District including chanceries and international agencies is within the planning jurisdiction of NCPC. On the basis of that authority, NCPC adopted the Foreign Missions and International Agencies Element of the Comprehensive Plan on October 6, 1977. Also relevant is the Chancery Act of 1964 which provides a process for approving the location of chanceries in certain residential areas.

Case History

Once the Foreign Missions and International Agencies Element was adopted by NCPC, the District of Columbia Zoning Commission directed the Municipal Planning Office to prepare proposed regulations and maps to provide for the location of

chanceries and international agencies in response to the request of NCPC that they be prepared to carry out the plan element.

Hearings on proposals to establish diplomatic (D)mixed use zones substantially coextensive with the NCPC map diagram began on January 23, 1978. Subsequent public hearings occurred on February 27, 1978, June 22, 1978, and June 29, 1978 and extensive testimony was received. The Zoning Commission considered the matter at meetings on March 9, 1978, April 13, 1978, July 13, 1978, and July 24, 1978, and again, after the NCPC review, on September 14, 1978.

On the basis of the record of the hearings, the Zoning Commission directed the Municipal Planning Office to prepare modifications to the proposed regulations and maps to accomplish the following:

- 1) Ensure that the location, other than in commercial zones, of proposed chanceries adhered strictly to the areas provided for in the Plan Element.
- 2) Expand the commercial areas where chanceries may locate to provide greater opportunity for chanceries to locate throughout the city.

- 3) Provide for a strict review of proposals to locate chanceries in certain mixed use areas and in neighborhood commercial locations.
- 4) Permit international agencies to locate in commercial areas other than neighborhood commercial areas and in certain mixed use areas.

The Zoning Commission recognizes that its action would provide for chancery and international agency use in commercial zones outside areas which are portrayed for such use on the "soft edge" map which is part of the NCPC Plan Element. The Zoning Commission has so provided, because it concluded that chancery and international agency uses are fully compatible with all of the commercial zones, except the C-1 Neighborhood Shopping Zone. The commercial uses permitted in such zones are, conversely, compatible with chancery and international use. There is nothing before the Zoning Commission which provides a rational basis for excluding such diplomatic uses from these zones. Such exclusion would be unduly restrictive of the choices available to foreign governments and international agencies. A particular government or agency may for a number of reasons prefer to locate outside the areas shown on the NCPC Map. Accordingly, the Zoning Commission determined to submit such proposed action to the NCPC for its review and comment. The Zoning Commission took this procedural course for several reasons:

- 1) The Self-Government Act should not be read to preclude effective local decision-making by the Zoning Commission.
- 2) Just as the adoption of the NCPC Plan Element required the Zoning Commission to re-evaluate reasons for and purposes of the Zoning Regulations, so is it also to be expected that this Commission may at times propose action which may require the NCPC, during its review to re-evaluate a Plan Element it has adopted.
- 3) The ultimate administrative evaluation of any question of inconsistency with a plan element adopted by the NCPC can only occur after NCPC review and in light of the NCPC's comments.

Action of the Zoning Commission

The Zoning Commission decided to provide a Mixed Use Diplomatic (D) District to be mapped in conjunction with the existing District at certain locations within the NCPC diagram. Chanceries could locate in these Districts subject to height and bulk restrictions of the existing District and subject also to review by the Board of Zoning Adjustment for compatibility with the neighborhood.

The Mixed Use Diplomatic (D) District

mapping in conjunction with the provision of other Districts where chanceries may locate puts into effect essential features of the NCPC plan element.

The Board of Zoning Adjustment review of proposed chancery locations was extended to cover the R-5-C, R-5-D, and **SP** Districts. Location of chanceries in the R-5-C and R-5-D Districts is mandated by the Chancery Act which also requires such review. Portions of these Districts lie within the NCPC map diagram, but other such Districts are located outside the NCPC mapped areas. Board of Zoning Adjustment review for the D Districts was also provided for the other Districts where a review process was deemed desirable. In all those Districts, chanceries are to be allowed subject to these conditions to ensure compatibility:

- o The architectural design and the arrangement of all structures and of off-street parking spaces are in keeping with the character of the neighborhood.
- o The height of the building does not exceed the maximum permitted in the applicable single or combined District in which it is located.

- o The percent of lot occupancy does not exceed the maximum permitted in the applicable single or combined District in which it is located.
- o The percent of lot occupancy does not exceed the maximum permitted and the minimum yard and court requirements are met in the applicable single or combined District in which it is located.
- o The maximum FAR does not exceed the FAR prescribed for the applicable single District or the combined Districts in which it is located or an FAR of 1.5, whichever is greater.
- o Except for Chanceries located in an R-5-C or an R-5-D District, off-street parking spaces will be provided at a ratio of not less than one such space for every eight hundred (800) square feet of gross floor area devoted to chancery use.
- o In an R-5-C District, off-street parking spaces will be provided at a ratio of not less than one such space for each twelve hundred (1,200) square feet of gross floor area devoted to Chancery uses as provided in the Chancery Act of 1964.

- o In an R-5-D District off-street parking spaces will be provided at a ratio of not less than one such space for each one thousand eight hundred (1,800) square feet of gross floor area devoted to Chancery use as provided in the Chancery Act of 1964.
- o The use will not create dangerous or other objectionable traffic conditions.
- o The Board of Zoning Adjustment (BZA) shall refer the application and site plan to the District of Columbia Municipal Planning Office (MPO) for coordination, review and report, said report to include any recommendations with respect to the application and site plan of other District departments and agencies including the Departments of Transportation, Environmental Services, and Housing and Community Development. Comment also shall be requested of the U. S. Department of State, the National Capital Planning Commission, and in areas of its jurisdiction of the U. S. Commission of Fine Arts. It should be pointed out that if a proposed chancery site is deemed inappropriate by one or more of the commenting agencies the BZA would be so informed. Accordingly, the BZA would have power to modify or reject the

proposal. Similarly, Federal agencies support of such a proposal would weigh in its favor.

- o When the chancery is to be located in a designated historic district of historic landmark, the application shall be referred to the Historic Preservation Officer of the District of Columbia for a report on the impact of the proposed chancery on said district or landmark. To facilitate this review the applicant shall, at the request of the Historic Preservation Officer, submit exterior elevations of all buildings and structures showing any proposed extension, alterations or additions. When mutually agreed, the Board of Zoning Adjustment shall have authority to arrange concurrent hearings with the Historic Preservation Officer.
- o The Board of Zoning Adjustment may require such special treatment and impose such reasonable conditions as it shall deem necessary to mitigate any adverse impacts identified during the review process in order to assure compatibility with the present and proposed development of the neighborhood. Such conditions may include but are not limited to the location of structures and facilities, off-street parking spaces, loading berths, curb cuts, and re-

quirements for screening, noise control and the protection of historic districts and historic landmarks.

The review process is adapted from the provisions of the Chancery Act calling for a compatibility review for chanceries located in medium-high and high density residential areas. The review also effectuates a provision of the NCPC plan element directing that "special care" be given to the protection of residential areas in locating chanceries. The review, in effect, allows chanceries to locate in review Districts on a controlled matter-of-right basis. As far as possible, consistent with the Chancery Act, a uniform review process is provided for all Districts that are subject to review.

By contrast, in the W, CR, C-2-B, C-3, C-4, and C-5

Districts chanceries and international agencies may locate as an unqualified matter-of-right (without a Board of Zoning Adjustment review). In so providing, the Zoning Commission has determined that no review is required in these essentially non-residential Districts.

International agencies **may** locate in the SP Districts only with the Board of Zoning Adjustment review for compatibility. International agencies were encouraged to locate in centrally located high density office areas.

As pointed out, the location of chanceries in R-5-C and R-5-D areas is in accordance with the Chancery Act of 1964 which states:

"After the date of enactment of this subsection a foreign government shall be permitted to construct, alter, repair, convert, or occupy a building for use as a chancery within any district or zone restricted in accordance with this Act to use for medium-high density apartments or high density apartments if the Board of Zoning Adjustment shall determine after a public hearing that the proposed use and the building in which the use is to be conducted are compatible with the present and proposed development of the neighborhood. In determining compatibility the Board of Zoning Adjustment must find that --

- 1) in districts or zones restricted in accordance with this Act to use for medium-high density apartments, that off-street parking spaces will be provided at a ratio of not less than one such space for each twelve hundred square feet of gross floor area; and
- 2) in districts or zones restricted in accordance with this Act to use for high density apartments,

that off-street parking spaces will be provided at a ratio of not less than one such space for each one thousand eight hundred square feet of gross floor area; and

- 3) the height of the building does not exceed the maximum permitted in the district or zone in which it is located; and
- 4) the architectural design and the arrangement of all structures and off-street parking spaces are in keeping with the character of the neighborhood".

Chanceries have been permitted in commercial areas as a matter-of-right and in SP areas with a BZA review process. The new regulations strengthen the review process for SP areas.

The Commission is familiar with the past problems caused by chanceries as well as the shortcomings of the Zoning Regulations of the past in dealing with diplomatic development issues. Following the 1958 revision of the Zoning Regulations, the Board of Zoning Adjustment dealt with chanceries in residential Districts as special exceptions but without the benefit of a guiding plan element

or an adequate policy statement or guidelines established by the Zoning Commission. Congress passed the 1964 Chancery Act which greatly limited the possibilities for establishing new chanceries in low and medium density residential areas. Subsequently, a number of chanceries have been established employing a change to medium-high density zoning in conjunction with a planned unit development (PUD). While this latter procedure provided an opportunity for an indepth site plan review to assure compatibility with surrounding development, it has resulted in the removal of a number of large tracts of land from the tax roles. These chancery PUD approvals were based on the reviews by the Zoning Commission and the Board of Zoning Adjustment on a case-by-case basis. That relatively cumbersome process will no longer be **required for chancery applications, except for two** pending cases which may go forward to final action. There is also one pending PUD for an international agency which also may be processed under a PUD.

The Commission is cognizant of this city's role as the national capital, the need to accommodate foreign missions, the need for a policy framework for the location of such missions and the desirability of providing locational guidance to foreign representatives seeking sites for their missions. We are equally aware that this is the home of about 700,000 people and our responsibility as set forth in

the Zoning Act, Section 5-414 of the D. C. Code as follows:

"Such regulations shall be made in accordance with a comprehensive plan and designed to lessen congestion in the street, to secure safety from fire, panic, and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the undue concentration of population and the overcrowding of land, and to promote such distribution of population and of the uses of land as would tend to create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity, and recreational, educational, and cultural opportunities, and as would tend to further economy and efficiency in the supply of public services. Such regulations shall be made with reasonable consideration, among other things, of the character of the respective districts and their suitability for the uses provided in the regulations, and with a view to encouraging stability of districts and of land values therein".

The record shows that chanceries and international agencies have in the past located in commercial areas, have been compatible with the other office and commercial uses in such areas and have not at such locations created any

unusual problems for the surrounding community. On the other hand, when chanceries locate in predominantly residential areas, they may cause problems unless special care is given to protecting the residential uses. The NCPC plan element provides that such "Special Care" be provided. As pointed out, the review by the Board of Zoning Adjustment is designed to assure such "Special Care".

The Commission also observes that one matter of concern, namely the compliance by diplomatic representatives with parking, traffic safety and other related regulations and laws of the District of Columbia is being addressed by the Congress in pending legislation. It is to be hoped that the pending legislation is adopted.* Control of the traffic and parking impacts of chanceries and international agencies is more rationally addressed by direct controls focusing on the specific problems, rather than by using zoning as the only control. The zoning regulations include controls which will be substantially more effective if combined with other, effective regulations.

* Congressional action was completed on September 18, 1978 and was sent to the President.

Mapping of Mixed Use Diplomatic (D) Districts

The Mixed Use Diplomatic (D) Districts have been mapped in accordance with the NCPC criteria and soft edge map diagram and in keeping with the concept of maintaining as suitable locations for chanceries the city's two traditional "Embassy Row" areas along portions of Sixteenth Street, N. W., and its immediate adjacent vicinity, and along portions of Massachusetts Avenue, N. W. and its vicinity.

Some of the (D) District areas were mapped along side of existing R-5-C District areas where chanceries are permitted in accordance with the Chancery Act of 1964 and the zoning text. Location is also based upon the presence in or near the affected areas of existing chanceries, embassies, and other institutional and commercial uses which demonstrate an existing mixed-use character of the mapped area.

A Square by square analysis covering the mapped Mixed Use Diplomatic (D) Districts follow:*

Square 2568 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/R-5-B fronts on Belmont Street and Crescent Place. It is developed predominantly with foundation and educational uses and contains vacant properties. Traffic in this square is oriented toward 16th Street.

*In cases where a square is covered by more than one District, that fact is noted. References to the NCPC map diagram noted below are to the D District segments.

The remainder of the square is zoned R-5-C, fronts on 16th Street and is vacant.

Square 2571 -- Within the NCPC map diagram for chanceries.

The smallest portion of the square is zoned D/R-5-B and fronts on Crescent Place. It is developed with apartments and semi-detached residential uses oriented toward the institutional uses across Crescent Place (Square 2568). Traffic from this part of the square is oriented toward 16th Street.

Part of the square is zoned R-5-C, fronts on 16th Street and includes commercial, chancery and apartment uses.

Part of the square is zoned C-M-2, fronts on Kalorama Road and is developed predominantly with row houses and apartments and includes government storage uses.

Square 2575 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-5-B fronts on Mozart Place. It is developed with apartments, vacant property and the rear of an inactive embassy which fronts on 16th Street.

The remainder of the square is zoned R-5-C, fronts on 16th Street and is developed predominantly with embassy,

chancery and international agency uses.

Square 2578 -- Within the NCPC map diagram for chanceries.

The small part of the square zoned D/R-5-B fronts on Mozart Place and Fuller Street. It is largely vacant and includes a chancery which has its frontage on 16th Street.

The remainder of the square is zoned R-5-C and fronts on 16th Street and Columbia Road. It is developed primarily with chancery and institutional uses.

Square 2662 -- Within the NCPC map diagram for chanceries.

The small part of the square zoned D/R-5-B fronts on 15th Street. It is equally divided with chancery and office uses and with apartment and row house uses. It is oriented toward Meridian Hill (Malcolm X) Park on 16th Street.

The part of the square which fronts on Chapin and Clifton Streets is zoned R-5-B and is developed predominantly with apartments and includes vacant properties.

The remainder of the square fronts on 14th Street, is zoned C-2-B, is developed with neighborhood commercial uses and includes vacant properties.

Square 2663 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-5-B fronts on 15th Street. It is developed equally with apartments and chancery uses oriented toward Meridian Hill (Malcolm X) Park and 16th Street.

Part of the square is zoned R-5-B, fronts on University Place and is developed predominantly with apartments and row houses.

Square 2666 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-5-B fronts on 15th Street. It is developed with apartments and row houses. This part of the square faces an R-5-C area across 15th Street which is developed predominantly with chancery and institutional uses.

The remainder of the square fronts on University Place, is zoned R-5-B and is developed with houses and includes vacant properties.

Square 2667 -- Within the NCPC map diagram for chanceries.

Part of the square zoned D/R-5-B fronts on 15th Street. It is developed with apartments. This part of the square faces an R-5-C area across 15th Street which is developed predominantly with chancery and institutional uses.

uses and with residential uses.

The remainder of the square is zoned R-5-D and fronts on Massachusetts Avenue. It is developed with embassy, chancery, institutional and club uses.

Square 92 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-5-B fronts on 21st Street and R Street. It is developed predominantly with row house and apartment uses.

The remainder of the square is zoned C-3-B and fronts on Connecticut Avenue between R and S Streets. It is developed predominantly with commercial uses.

Square 93 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-5-B fronts on R Street, Hillyer Place, Q Street and 21st Street. It is developed predominantly with residential uses and with significant embassy, chancery, institutional and commercial uses.

The remainder of the square is zoned C-3-B and fronts on Connecticut Avenue and 20th Street. It is developed predominantly with commercial uses.

Square 2527 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-1-B fronts on Wyoming Avenue. It is developed with equal amounts of chancery and institutional uses.

The part of the square zoned R-1-B fronts on Kalorama Road, Thornton Place and Wyoming Avenue. It is developed predominantly with apartments and single family residences and includes embassy and chancery uses.

The part of the square zoned R-5-C which fronts on Connecticut Avenue and Kalorama Road is developed predominantly with apartment, hotel and embassy uses.

Part of the square fronts on Fairmont and Girard Streets, is zoned R-5-B, is developed with apartments and includes vacant properties.

The remainder of the square fronts on 14th Street, is zoned C-2-B, is developed with apartments and commercial uses and includes vacant properties.

Square 2669 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-5-B fronts on 15th Street. It is developed with apartments and row houses. This part of the square faces an area across 15th Street which is developed predominantly with embassy, chancery and institutional uses.

Part of the square fronts on Harvard Street and Columbia Road. It is zoned R-5-B and is developed with apartments, row houses and semi-detached houses.

The remainder of the square fronts on 14th Street, is zoned C-2-A and C-2-B and is developed with apartments.

Square 2577 within the NCPC map diagram for chanceries.

The part of the square zoned D/R-5-B fronts on 15th Street. It is developed with row houses. This part of the square is oriented toward the squares due

north and south which are developed predominantly with diplomatic and institutional uses.

Part of the square fronts on 16th Street, is zoned R-5-C and includes apartments and row houses.

Square 2672 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-5-B fronts on 15th Street and Irving Street. It is developed with apartments, semi-detached and detached houses, institutional uses and has vacant properties. This part of the square faces institutional and apartment uses across 15th and Irving Streets near their juncture with 16th Street.

Part of the square fronts on Columbia Road, is zoned R-5-B and is developed with apartments.

The remainder of the square fronts on Columbia Road, 14th Street and Irving Street. It is zoned C-3-A and is developed predominantly with apartments, commercial and public uses and includes vacant properties.

Square 2673 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-5-B fronts on Irving Street and Hiatt Place. It is developed with recreation and educational institutional uses.

The remainder of the square fronts on 16th Street, is zoned R-5-C and is developed with recreation and educational institution uses.

Square 2675 -- Within the NCPC map diagram for chanceries.

The square is zoned D/R-5-B, fronts on 16th Street, Pine Street, Park Road, and Hiatt Place. It is developed predominantly with recreation and institutional uses and includes apartments and row houses.

Square W 2675 -- Within the NCPC map diagram for chanceries.

The square is zoned D/R-5-B, surrounded by 16th Street, Park Road and Pine Street and is developed as a park.

Square 1939 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-1-B fronts on Massachusetts Avenue. It is developed predominantly with chancery, embassy and institutional uses.

The remainder of the square fronts on Fulton, 34th and 35th Streets, is zoned R-1-A and is developed with single family residences.

Square 2122 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-1-A fronts on Massachusetts Avenue, 34th Street and Fulton Street. It

is developed about equally with embassy and residential uses.

The remainder of the square at the corner of Fulton and 34th Streets is zoned R-1-A and developed with single family residences.

Square 2145 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-1-A fronts on Massachusetts Avenue. It is developed predominantly with chancery and embassy uses.

The remainder of the square fronts on 30th Street, is zoned R-1-A and is developed with single family residences.

Square 1298 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-1-A fronts on Massachusetts Avenue. It is developed equally with embassy and single family residential uses.

The remainder of the square fronts on 30th Street, Benton Place and Rock Creek Drive, is zoned R-1-A and is developed with single family residences.

Square 2147 -- Within the NCPC map diagram for chanceries.

Most of the square zoned D/R-5-A fronts on Massachusetts Avenue and Observatory Circle. It is developed predominantly with chanceries and embassies. This area is also covered by a Planned Unit Development for chancery and embassy uses.

The remainder of the square zoned D/R-1-A fronts on Whitehaven Street. It is developed predominantly with institutional uses.

Square 2155 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-1-A fronts on Whitehaven Street and backs onto Dumbarton Oaks and Rock Creek Parks. It is developed with chancery and institutional uses. The end of the square toward Rock Creek Park is vacant.

The remainder of the square fronts on R and 32nd Streets and backs onto the commercial area along Wisconsin Avenue. It is zoned R-1-B and is developed predominantly with park, cemetery and institutional uses.

Square 1299 -- Within the NCPC map diagram for chanceiris.

The part of the square zoned D/R-5-B fronts on Observatory Circle and Dumbarton Oaks Park and backs onto the commercial area on Wisconsin Avenue. It is undeveloped.

The remainder of the square fronts on Wisconsin Avenue, and is zoned C-2-A, C-1 and R-1-B. It is developed predominantly with commercial uses and includes vacant properties.

Square 2500 -- Within the NCPC map diagram for chanceries.

Most of the square zoned D/R-3 fronts on Massachusetts Avenue. It is about equally developed with embassies and chanceries and includes residential uses.

The remainder of the square fronts on Waterside Drive, is zoned R-3 and is developed predominantly with row houses and has a small amount of chancery use.

Square 2507 -- Within the NCPC map diagram for chanceries.

The square zoned D/R-3 fronts on Massachusetts Avenue. It is developed predominantly with embassy, chancery and institutional uses and includes some row houses.

Square 2511 -- Within the NCPC map diagram for chanceries.

The square zoned D/R-3 is bounded by Massachusetts Avenue, 23rd Street and Q Street. It is developed about equally with embassy and chancery uses and includes some row houses.

Square 2501 -- Within the NCPC map diagram for chanceries.

Square 2501 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-1-B fronts on Massachusetts Avenue and includes one lot on Belmont Road. It is developed entirely with chancery and institutional uses.

The remainder of the square is zoned R-1-B, fronts on Belmont Road and backs onto Rock Creek Parkway. It is developed with chancery and residential uses.

Square 2505 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-1-B fronts on Massachusetts Avenue and California Street, together with two lots fronting on Tracy Place at Belmont Road. It is developed with a mixture of embassy, chancery and residential uses.

The remainder of the square zoned R-1-B, fronts on Tracy Place and is developed with single family residences.

Square 2506 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-1-B fronts on Massachusetts Avenue, California Street and S Street. It is developed predominantly with embassy and chancery uses.

The remainder of the square is zoned R-1-B, fronts on California Street and 24th Street and is developed with single family residences.

Square 2517 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-1-B fronts on Massachusetts Avenue, S Street and Decatur Place. It is developed predominantly with embassy, chancery and institutional uses and includes single family residences and vacant properties.

The remainder of the square is zoned R-1-B, fronts on S Street, 22nd Street and Decatur Place and is developed predominantly with single family residences.

Square 2516 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-3 fronts on Massachusetts Avenue, Decatur Place and R Street. It is developed almost entirely with embassy and chancery uses.

The remainder of the square is zoned R-3 and fronts on Decatur Place and 22nd Street. It is developed almost entirely with single family residences.

Square 2512 -- Within the NCPC map diagram for chanceries.

The square zoned D/R-3 fronts on Massachusetts Avenue, Sheridan Circle, 22nd Street and R Street. It is developed predominantly with embassy, chancery, office and institutional uses, with some row houses and vacant property.

Square 2513 -- Within the NCPC map diagram for chanceries.

The square zoned D/R-3 fronts on Florida Avenue, R Street and 22nd Street. It is developed predominantly with residential uses and almost equal amounts of embassy, chancery and office uses. Additional embassy and chancery uses face the properties in this square from across each of the surrounding streets.

Square 2514 -- Within the NCPC map diagram for chanceries.

The part of the square zoned D/R-3 fronts on Decatur Place, 22nd Street and R Street. It is developed predominantly with row and semi-detached residential uses and with significant embassy and chancery uses.

The part of the square zoned D/R-5-B fronts on Florida Avenue and Decatur Place. It is developed with apartments.

Square 2515 -- Within the NCPC map diagram for chanceries.

The square zoned D/R-3 fronts on Decatur Place, Florida Avenue, Phelps Place, S Street and 22nd Street. It is developed predominantly with institutional and chancery uses and a small amount of residential use.

Square 2533 -- Within the NCPC map diagram for chanceries.

The square zoned D/R-3 fronts on Florida Avenue, Phelps Place and S Street. It is developed with semi-detached residential uses. The square is surrounded by squares which have significant embassy, chancery, institutional, commercial and apartment uses.

Square 65 -- Within the NCPC map diagram for chanceries.

The square zoned D/R-5-B fronts on Florida Avenue, 21st Street and R Street. It is developed predominantly with apartment and row house uses and includes significant commercial and institutional uses. The surrounding squares contain significant amounts of embassy, chancery, institutional and commercial uses.

Square 66 -- Within the NCPC map diagram for chanceries.

Part of the square zoned D/R-5-B fronts on Florida Avenue, R Street and 21st Street. It is developed about equally with chancery, institutional and commercial

Square 1194 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on the intersection of M Street and Pennsylvania Avenue at 28th Street, N.W. It is developed entirely with commercial use of a city-wide nature.

The remainder of the square is not zoned; fronts on Rock Creek and Potomac Parkway, and is developed as park.

Square 1195 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on Pennsylvania Avenue and 29th Street at their intersection with M Street, N.W. It is developed almost entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned W-2; fronts on 29th Street and the Chesapeake and Ohio Canal, and is currently being developed with commercial uses.

Square 1196 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on M Street between 29th and 30th Streets, N.W. It is developed predominantly with commercial uses of a city-wide nature.

The remainder of the square is zoned W-2, fronts on the Chesapeake and Ohio Canal, and is developed with commercial uses and with residential uses under construction.

Square 1197 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on M Street between 30th and Jefferson Streets, N.W. It is developed entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned W-1; fronts on the Chesapeake and Ohio Canal; and is developed predominantly with residential uses.

Square 1198 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on M Street between Jefferson and 31st Streets, N.W. It is developed almost entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned W-1, fronts on the Chesapeake and Ohio Canal, and is developed with commercial and residential uses.

Square 1199 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on M Street between 31st Street and Wisconsin Avenue, N.W. It is developed almost entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned W-1; fronts on the Chesapeake and Ohio Canal, and is developed almost entirely in commercial uses.

Square 1200 -- Within the NCPC map diagram for Chanceries.

The part of the square zone D/C-2-A fronts on the corner of M Street and Wisconsin Avenue, N.W. It is developed entirely in commercial and public uses of a city-wide **nature**.

Part of the square is zoned W-2; fronts on Wisconsin Avenue and Potomac Street; and is currently being developed with mixed commercial and residential uses.

The remainder of the square is zoned W-1; fronts on the Chesapeake and Ohio Canal; and is developed with mixed commercial and residential uses.

Square 1202 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on M Street between 37th and 36th Streets, N.W. It is developed about equally with commercial uses of a city-wide nature and vacant properties and with residential uses.

The remainder of the square is zoned R-3; fronts on Prospect Street, and is developed entirely with residential use.

Square 1203 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on M Street between 36th and 35th Streets, N.W. It is developed almost entirely with commercial and university uses of a city-wide nature.

The remainder of the square is zoned R-3; fronts on Prospect Street, and is developed almost entirely with university uses.

Square 1204 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on M Street between 35th and 34th Streets, N.W. It is developed predominantly with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3, fronts on Prospect Street; and is developed entirely with residential uses and vacant property.

Square 1205 -- Within the NCPC map diagram for Chanceries.

The parts of the square zoned D/C-2-A front on M Street between 34th Street, Bank Alley, and 33rd Street, N.W. They are developed entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3; fronts on Prospect Street; and is developed entirely with residential uses.

Square 1206 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on M Street between 33rd and Potomac Streets, N.W. It is developed with commercial uses of a city-wide nature and is proposed to be further developed with mixed commercial and residential uses of a city-wide nature.

The remainder of the square is zoned R-3; fronts on Prospect Street, and is developed entirely with residential uses.

Square 1207 -- Within the NCPC map diagram for Chanceries.

The entire square is zoned D/C-2-A and fronts on M Street, Wisconsin Avenue, and Prospect and Potomac Streets, N.W. It is developed predominantly with commercial uses of a city-wide nature and with significant residential uses.

Square 1218 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on Wisconsin Avenue and Prospect and N Streets, N.W. It is proposed to be developed predominantly with mixed commercial and residential uses of a city-wide nature.

The remainder of the square is zoned R-3, fronts on N and P Streets; and is developed entirely with residential uses.

Square 1208 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on M Street and Wisconsin Avenue, N.W. It is developed almost entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3, fronts on N and 31st Streets; and is developed almost entirely with residential uses.

Square 1209 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on M Street between 31st and 30th Streets, N.W. It is developed predominantly with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3; fronts on N, 31st, and 30th Streets; and is developed almost entirely with residential uses.

Square 1210 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on M Street between 30th and 29th Streets, N.W. It is developed entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3; fronts on Olive Street; and is developed with residential uses.

Square 1212 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on M Street between 29th and 28th Street, N.W. It is developed almost entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3, fronts on Olive and 29th Streets, and is developed entirely with residential uses.

Square 1214 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on M Street between 28th Street, N.W. and Rock Creek Park. It is developed predominantly with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3, fronts on 28th and Olive Streets, and is developed predominantly with residential uses.

Square 1231 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on Wisconsin Avenue between N and O Streets, N.W. It is developed almost entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3; fronts on Potomac, N and O Streets; and is developed predominantly with residential uses.

Square 1232 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on Wisconsin Avenue between N and Dumbarton Streets, N.W. It is developed entirely with commercial uses of city-wide nature.

The remainder of the square is zoned R-3; fronts on 31st, N and Dumbarton Streets, and is developed predominantly with residential uses.

Square 1243 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on Wisconsin Avenue between Dumbarton and O Streets, N.W. It is developed almost entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3; fronts on 31st, Dumbarton and O Streets; and is developed predominantly with residential uses.

Square 1244 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on Wisconsin Avenue between O and P Streets, N.W. It is developed almost entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3; fronts on 33rd, O and P Streets; and is developed entirely in residential and educational uses.

Square 1255 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on Wisconsin Avenue between P Street and Volta Place, N.W. It is developed almost entirely in commercial uses of a city-wide nature and is proposed to be further developed with mixed commercial and residential uses of a city-wide nature on currently vacant land.

The remainder of the square is zoned R-3; fronts on 33rd and P Streets and Volta Place; and is developed predominantly with residential uses.

Square 1256 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on Wisconsin Avenue

between O and P Streets, N.W. It is developed predominantly with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3; fronts on 31st, O and P Streets; and is developed entirely with residential uses.

Square 1271 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on Wisconsin Avenue between P and Q Streets, N.W. It is developed entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3, fronts on 32nd Street; and is developed entirely with residential uses.

Square 1272 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned C-2-A fronts on Wisconsin Avenue, Volta Place and Q Street, N.W. It is developed predominantly with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3; fronts on Volta Place and 33rd and Q Streets, and is developed entirely in residential uses.

Square 1279 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on Wisconsin Avenue between Q and 33rd Streets, N.W. It is developed almost entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3, fronts on 33rd Street, and is developed almost entirely with residential uses.

Square 1280 -- Within the NCPC map diagram for Chanceries.

The parts of the square zoned D/C-2-A front on Wisconsin Avenue between Q and R Streets, N.W. They are developed predominantly with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3 and R-1-B; front on Q, 32nd, Reservoir and R Streets; and are developed almost entirely in residential uses.

Square 1290 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on 33rd Street at the corner of Reservoir Road, N.W. It is developed almost entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3; fronts on 33rd, and 34th Streets, Dent Place, and Reservoir Road; and is developed entirely with residential uses.

Square 1295 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts Wisconsin Avenue between Reservoir Road and R Street, N.W. It is developed predominantly with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3; fronts on Reservoir Road and 34th and R Streets; and is developed entirely with residential uses.

Square 1298 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on Wisconsin Avenue between R and 34th Streets, N.W. It is developed almost entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned R-3; fronts on R and 34th Streets; and is developed entirely in residential uses.

Square 2154 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on Wisconsin Avenue between R and S Streets, N.W. It is developed almost entirely with commercial uses of a city-wide nature.

The remainder of the square is zoned R-1-B; fronts on R, 32nd, and S Streets; and is developed entirely in residential use.

Square 1299 -- Within the NCPC map diagram for Chanceries.

The parts of the square zoned D/C-2-A front on Wisconsin Avenue between S and Calvert Streets, N.W. They are developed entirely with commercial uses of a sub-city nature.

Parts of the square are zoned R-1-B; front on S Street and Wisconsin Avenue; and are developed in residential and recreational uses and included vacant property.

The remainder of the square is zoned C-1; fronts on Wisconsin Avenue; and is developed with a multi-neighborhood use.

Square 1300 -- Within the NCPC map diagram for Chanceries.

The parts of the square zoned D/C-2-A front on Wisconsin Avenue from south of W Place to Calvert Street, N.W. They are developed predominantly with commercial uses of a sub-city nature.

The remainder of the square is zoned R-3; fronts on Tunlaw Road, 37th Street, and Hall and W Place; and is developed entirely with residential uses.

Square 2202 -- Within the NCPC map diagram for Chanceries.

The entire square is zoned D/C-2-A and fronts on the corner of Connecticut Avenue and Calvert Street, N.W. It is developed entirely with commercial uses of a sub-city nature.

The remainder of the square is unzoned; fronts on the Rock Creek and Potomac Parkway and Cathedral Avenue; and is developed as park and open space.

Square 2203 -- Within the NCPC map diagram for Chanceries.

The entire square is zoned D/C-2-A and fronts on Connecticut Avenue and Calvert and 24th Streets, N.W. It is developed entirely with commercial use of a sub-city nature.

Square 48 -- Within the NCPC map diagram for Chanceries.

The entire square is zoned D/C-2-A and fronts on P, 22nd and 23 Streets, N.W. It is developed entirely with commercial uses of a sub-city nature.

Square 68 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on 22nd Street, N.W. It is developed entirely with commercial use of a sub-city nature.

Part of the square is zoned C-2-B; fronts on P Street between 22nd and 21st Streets; and is developed with mixed commercial and residential uses.

The remainder of the square is zoned R-5-B; fronts on O and 21st Streets; and is developed predominantly with residential uses.

Square 95 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on P Street at 21st Street, N.W. It is developed predominantly with commercial and institutional uses of a sub-city nature.

Part of the square is zoned R-5-D; fronts on Massachusetts Avenue; and is developed with diplomatic and trade association uses.

The remainder of the square is zoned SP; fronts on Massachusetts Avenue and P Street; and is developed with commercial and trade association uses.

Square 150 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on the corner of 17th and U Streets, N.W. It **has been zoned for commercial uses since 1958.**

Part of the square is zoned R-5-B; fronts on U, V and 17th Streets and Florida Avenue; and is developed predominantly with residential uses.

The remainder of the square is zoned C-M-2; fronts on the corner of Florida Avenue and V Street; and is developed about equally with commercial and residential uses.

Square 151 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on the corner of 17th and U Streets, N.W. It **has been zoned for commercial uses since 1958.**

Part of the square is zoned C-2-A; fronts on 18th Street, and is developed predominantly with commercial uses.

The remainder of the square is zoned R-5-B; fronts on 17th U, T and 18th Streets; and is developed predominantly with residential uses.

Square 175 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on 17th and U Streets, N.W. It **has been zoned for commercial uses since 1958.**

Part of the square is zoned R-5-C; fronts on 16th Street; and is developed predominantly with apartment use.

The remainder of the square is zoned R-5-B; fronts on V Street; and is developed entirely with row houses.

Square 176 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on U Street between 17th Street and New Hampshire Avenue, N.W. It is developed predominantly with commercial and public uses of a sub-city nature.

Part of the square is zoned R-5-C; fronts on New Hampshire Avenue and 17th Street; and is developed entirely with residential uses.

The remainder of the square is zoned R-5-B; fronts on 17th Street; and is developed entirely with residential uses.

Square 189 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on U Street near its intersection with 15th Street, N.W. It is developed predominantly with commercial uses of a sub-city nature.

Part of the square is zoned R-5-C; fronts on New Hampshire Avenue; and is developed entirely with residential and institutional uses.

The remainder of the square is zoned R-5-B; fronts on 15th Street; and is developed entirely with residential uses.

Square 190 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on U Street, near its intersection with 15th Street, N.W. It is developed about equally with commercial use of a sub-city nature and residential uses.

Part of the square is zoned R-5-C; fronts on 16th Street; and is developed almost entirely with residential uses.

The remainder of the square is zoned R-5-B; fronts on 15th and T Street; and is developed almost entirely with residential uses.

Square 204 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on U Street and Portner Place, N.W. It is about equally vacant and developed with public and commercial uses.

Part of the square is zoned R-5-C; fronts on U and T Streets between Portner Place and 15th Street; and is largely vacant with some residential and commercial uses.

Part of the square is zoned R-5-B; fronts on T and U Street; and is developed predominantly with residential and some light industrial uses.

The remainder of the square is zoned C-M-2; fronts on 14th Street; and includes about equal amounts of commercial and residential uses and with vacant properties.

Square 205 - Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on U Street near its intersection with 15th Street, N.W. It is developed almost entirely with commercial and institutional uses.

Part of the square is zoned R-5-B; fronts on T and 15th Streets; and is developed predominantly with residential uses and some light industrial uses.

The remainder of the square is zoned C-M-2; fronts on 14th Street; and is developed predominantly with commercial uses with some light industrial and public uses.

Square 154 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on the corner of 17th and R Streets, N.W. It is developed predominantly with commercial uses;

Part of the square is zoned R-5-B; fronts on 17th and R Streets; and is developed almost entirely with residential uses.

The remainder of the square is zoned R-5-C; fronts on New Hampshire Avenue; and is about equally developed with diplomatic, commercial and club uses and with residential uses.

Square 155 -- Within the NCPC map diagram for Chanceries.

The parts of the square zoned D/C-2-A front on 17th Street between Q, Corcoran and R Streets, N.W. They are developed about equally with residential and commercial uses of a sub-city nature.

Parts of the square are zoned R-5-B; front on Q, Corcoran, and R Streets; and developed almost entirely with residential and public uses.

The remainder of the square is zoned R-5-C; front on New Hampshire Avenue; and are developed about equally with commercial and diplomatic uses and with residential uses.

Square 178 -- Within the NCPC map diagram for Chanceries.

The part of the square zoned D/C-2-A fronts on the corner of 17th and R Streets, N.W. It is developed entirely with commercial uses of a sub-city nature.

Parts of the square are zoned R-5-B; front R Street, Riggs Place, and S Street; and are developed almost entirely with residential uses.

The remainder of the square are zoned R-5-C; front on 16th Street; and are developed predominantly with residential uses.

Square 179 -- Within the NCPC map diagram for Chanceries.

The parts of the square zoned D/C-2-A front on 17th Street, between R, Corcoran, and Q Street. They are developed predominantly with commercial uses of a sub-city nature.

Parts of the square are zoned R-5-B; front on R, Corcoran, and Q Street; and are developed almost entirely with residential uses.

The remainder of the square are zoned R-5-C; front on 16th Street; and are developed predominantly with residential uses and some commercial uses.

Square 180 -- Within the NCPC map diagram for Chanceries.

The parts of the square zoned D/C-2-A front on 17th Street between P, Church, and Q Streets, N.W. They are developed predominantly with commercial uses of a sub-city nature and with significant residential uses.

Part of the square is zoned R-5-B; fronts on Q Street; and is developed almost entirely with residential uses.

Parts of the square are zoned SP; front on 16th Street and P Streets; and are developed about equally with public, institutional, and commercial uses and with residential uses.

Advisory Neighborhood Commission Issues and Concerns

The Zoning Commission is required by law to give great weight to the issues and concerns of citizens, as represented by Advisory Neighborhood Commissions (D.C. Law 1-58), and to state in its actions how it responded to them, [Knopff v. District of Columbia Alcoholic Beverage Control Board, 381A 2d 1372 (1977)].

The Zoning Commission received comments from eight Advisory Neighborhood Commissions (ANC's), including ANC 1C, ANC 1D, ANC 2A, ANC 3C, ANC 3D, ANC 3E, and ANC 3G. Their major issues and concerns were generally the same though emphasis varied. A number of individual citizens and citizen organizations expressed much the same issues and concerns.

The Zoning Text and maps which emerged were responsive to the ANC issues and concerns. Their major issues and concerns (expressed at the hearings of February 27, 1978, and of June 29, 1978, and in written statements for the record) and the Zoning Commission responses to them are as follows:

A. The proposed Zoning text and maps are illegal

The proposed text and maps contravene the Chancery Act by permitting chanceries in residential areas of low to medium density, i.e. in R-5-B and more restrictive zone districts.

Response: "D" districts as defined by the map, are in reality "mixed use" zone districts containing significant diplomatic, institutional, and residential uses. The D. C. Corporation Counsel informed the Zoning Commission that there was no legal bar to the mixed use zoning proposed. A copy of the Corporation Counsel's opinion is attached.

B. Chancery use is incompatible with residential areas, which need to be preserved and protected,

Chanceries are office uses and do not belong as a matter-of-right in residential areas from which office uses are otherwise excluded. The proposal removes or reduces restrictions on chancery use in all residential districts, permitting their use and relaxing existing restrictions on percentage-of-lot occupancy. This, in turn, increases pressures for such development in residential areas, invites demolition and alteration of existing structures, causes mutilation of landscaping to accommodate required parking, drives up the price of housing in impacted neighborhoods, and creates unsafe traffic and parking conditions.

Response: The Zoning Commission incorporated into the regulations a qualified matter-of-right coupled with a BZA site plan review to ensure compatibility of development for chancery uses in all underlying areas. The regulations, as adopted, eliminate the previously more liberal lot occupancy provision for chanceries and now require the same standards as

other development in the districts. The Commission, in response to the need to reduce development pressures on residential areas, also opened all non-neighborhood serving commercial areas to chancery development.

By restricting height, bulk, and lot occupancy, the Commission also reduced the possibilities of demolition and alteration of existing structures. It also adopted careful and appropriate parking and landscaping standards as measures to minimize their impacts and to protect or buffer their surroundings.

See also the answers to issues C, E and F.

C. The proposed safeguards for historic landmarks are too weak, even more so than those in the NCPC Foreign Missions Element

Historic and architectural landmarks need more protection than that provided in the proposed regulations, at least equal to that called for by NCPC in the Foreign Missions and International Agencies Element. The BZA must have the authority to act on the State Historic Preservation Officer's opinion and advice.

Response: The historic preservation regulations and procedures have been strengthened commensurate with the NCPC plan element. They now provide the opportunity for a joint hearing of the BZA and the Historic Preservation Officer.

The BZA review and more stringent development standards required by the Commission also serve to preserve historic and architectural landmarks by eliminating previous development incentives which could have led to possible demolition and external alteration of structures. Landscaping requirements should also help preserve their immediate environment.

See also the answer to B.

- D. Chanceries should be permitted in commercial districts, as they are currently permitted to do under the Zoning Regulations.

Chanceries should be able to locate in all commercial districts where they are appropriate, whether within the "D" district or outside. This would reduce pressures of chancery development on residential areas where they are not appropriate or compatible.

Response: The Commission has opened non-neighborhood serving commercial districts to chanceries and international agencies to reduce pressures on residential areas and to increase the availability of suitable sites in commercial districts where chanceries are appropriate. There was disagreement among some of the ANC's: some wanted all commercial districts opened to chanceries, while others opposed these uses in neighborhood shopping districts (C-1). The Commission agreed with the latter in that chanceries and international agencies were of

a non-neighborhood character and precluded them from the C-1 district and required BZA review for such uses in the C-2-A district to ensure compatibility and appropriateness.

E. The proposed BZA review does not give adequate protection to residential areas.

The originally proposed BZA review criteris are not sufficient to ensure compatibility of chancery development with surrounding residential neighborhoods and to mitigate the adverse impacts that results from mixing the two uses.

Response: The Zoning Commission has strengthened the review process to provide more restrictive development criteria and to give the BZA greater authority to require changes in proposed chanceries to ensure compatibility with surrounding residential areas. The regulations incorporate the restrictive criteria of the Chancery Act and generally apply them to the underlying districts of lesser density than R-5-C and R-5-D. In addition, the regulations include appropriare requirements for parking, landscaping, lot occupancy, height, bulk, and historic preservation.

See also B, C and F.

F. The proposed regulations do not adequately protect against traffic and parking problems.

Chancery parking already severely and unacceptably impacts the neighborhoods proposed to be mapped in the "D" districts.

Permitting further chancery development in these areas can only exacerbate these conditions.

Response: The Zoning Commission has recognized the parking problem associated with chancery development and has adopted specific and strict parking standards as part of the BZA review process to ensure compatibility. In addition, the regulations provide for appropriate landscaping to screen required on-site parking and to diminish their visual and environmental impacts. These regulations and standards supplement the neighborhood residential programs operating in many of the areas covered by these regulations. Other neighborhoods can be included in the program upon application by the residents.

The Commission has also recognized the parking and related problems associated with the chanceries by adopting the restrictive development standards of the regulations as well as the BZA site review process.

See B and E.

G. The "D" district should not overlay the SP, R-5-C, and R-5-D Zone districts.

The SP, R-5-C and R-5-D zone districts should not be covered by the overlay "D" district as originally proposed and as called for by NCPC in the Foreign Missions and International Agencies Element. The Zoning Commission should not adopt the

proposed regulations until after it acts on the SP zoning revisions and resolves the Dupont Circle Case.

Response: The Zoning Commission has not mapped the SP, R-5-C, or R-5-D zone districts as "D" districts. The SP areas, however, are covered by the new regulations and BZA review. The standards contained in the regulations for the SP district are as restrictive as those governing the mapped "D" areas to assure compatibility and to minimize negative impacts. The R-5-C and R-5-D districts are covered by the Chancery Act, which cannot be put aside, and these regulations which supplement the criteria of the Act in these districts.

H. BZA review should apply to chanceries and International Agencies in all Zone Districts.

Chanceries and international agencies are office functions which have unique requirements and impacts. Consequently, they should not be permitted to develop as a matter-of-right. They should be reviewed by the BZA in all districts to ensure compatibility of development.

Response: The Zoning Commission adopted regulations which provide for BZA review of all chancery and international agency uses in all districts except high density mixed use (CR and W), commercial (C-2-B, C-3, C-4 and C-5), and industrial (C-M and M) districts. They are able to locate in these districts under the existing regulations and where

they do not adversely impact those districts.

Individual ANC issues and concerns and specific Zoning Commission responses to them are as follows:

February 27, 1978 Hearing on the Original Zoning Proposals:

ANC 1D

1. Blocks that are 100% residential should not be zoned D-1, as suggested by NCPC.

At the order of the Zoning Commission, the mapping was reviewed and inappropriate locations eliminated. The answer to #5 is also relevant.

2. It is unlawful under the Chancery Act to put offices in the R-5-B and more restrictive residential areas.

The Zoning Commission was informed by the Corporation Counsel that there was no bar to the mixed use zoning proposed, See attached opinion.

3. Embassies are preferred over chanceries along Massachusetts Avenue, N. W.

At the order of the Zoning Commission, a review procedure for chanceries was developed as a limited matter-of-right procedure. It is applicable to the area in question.

4. The NCPC map diagram and the D-1 District based thereon conflict with (a) the findings and intent of Congress and the Chancery Act; (b) the District of Columbia Council established neighborhood residential parking program; and (c) the finding made by NCPC in its Planning Report Description of Environmental Impact and Plan Element.

- a) See answer to #2 above.
- b) See answer to #3 above and #7 below
- c) Such information if applicable to a specific site could be presented to the BZA during the review.

5. The Sheridan-Kalorama area should remain residential.

Mapping of this area was recommended in the NCPC plan element diagram. The answers to #1 and #3 are also relevant.

6. Once an area is designated for chanceries, private individuals cannot compete to buy property.

The regulations adopted by the Zoning Commission provide for a review of chancery locations in certain Districts and allow chanceries to locate in certain commercial areas in order to relieve pressure on residential areas.

7. Existing and potential problems associated with chancery development was emphasized.

Appropriate parking standards were developed to be applied in the review process. The answer to #3 is also relevant.

ANC - 1C

8. The proposal is wrong legally since it would contravene the Chancery Act.

See answer to #2 above.

9. The overlay Districts remove all restrictions on diplomatic office construction or use in all residential Districts (the pre-1957 situation), and then progressively tighten the screw against those residential neighborhoods in three ways: (a) by relaxing existing restrictions on percentage-of-lot occupancy, thus permitting more intensive uses and inviting demolition or at a minimum defacement of existing structures; (b) by virtually compelling further demolition of structures and mutilation of landscape by adding the inevitable parking-space requirements; and (c) by closing off to chanceries many commercial Districts, which are now available for diplomatic offices, while retaining existing permissible chancery uses in residential areas (namely R-5-C and R-5-D Districts).

- a) At the order of the Zoning Commission, the lot occupation provision was deleted and chancery development were permitted is held to the same standards as other develop-

chancery development, where permitted, is held to the same standards as other development.

b) Appropriate arrangement of parking and landscaping are provided for in the review procedures.

c) See answer to #6 above relating to commercial areas.

10. More protection is needed for Historic landmarks. BZA needs authority to act on the Historic Preservation Officer's opinion.

At the order of the Zoning Commission, the historic preservation procedures have been strengthened, including the opportunity for joint hearing of BZA and the Historic Preservation Officer. Also see answer to #29 and 33.

11. The proposal (a) greatly increases the total residential area subject to diplomatic office development, (b) substantially increases the pressure for such development on residential areas already subject to it, and (c) greatly reduces the commercial area available for it.

- a) See answers to #1, 3, 5 and 6 above.
- b) See answers to #1 and 3 above.
- c) See answer to #6 above.

12. We made the following recommendations: (a) no chancery uses as of right in residential Districts, that the D-1 overlay District be eliminated and that residential and special purpose District be eliminated in the D-2 Overlay District; (b) that chancery uses be permitted in all commercial Districts, whether within or without the D-2 Overlay District; (c) regulations or legislation be enacted prohibiting demolition or significant exterior alteration of residential buildings to facilitate diplomatic uses of any parcel.

- a) The Zoning Commission has given up the two D District concept. The answers to #3 and 6 are also relevant.
- b) See answer to #6 above.
- c) By restricting height, bulk, and lot occupancy the Zoning Commission has reduced the possibilities of demolition and alterations. The answers to #3, 10 and 33 are also relevant.

ANC - 3C

13. We support the Van Ness International Enclave.

The Zoning Commission has no jurisdiction over Federal property.

14. We object to chancery use in any residential area as a matter-of-right.

See answer to #3 above.

15. We favor removal of the D-1 Overlay.

See answer to #12 (a) above. The answers to #1 and 3 are also relevant.

16. We oppose inclusion of the property at 3415 Massachusetts Avenue for chancery use.

Contrary testimony was presented at the June 29, 1978 hearing on behalf of the owner. The answer to #1 is also relevant.

17. We support exclusion of the area on Connecticut Avenue, N. W. (from Calvert to Woodley: Woodley to Cathedral) from chancery use.

The area zoned R-5-C, C-2-A and C-2-B is developed with medium-high density residential, large hotels, commercial and includes diplomatic uses. The answers to #3 and 6 are also relevant.

ANC -3D

18. Offices whether foreign or domestic, do not belong as a matter-of-right in residential Districts from which they are currently restricted.

See answers to #1, 3, 5, and 6.

19. Ambassadors' residences can be located, of course, in any residential area.

NCPC and the Zoning Commission recognize embassies as residential uses.

20. Unless there are specific circumstances involved in a particular location which warrant a hearing to permit a special exception for office usage, chanceries do not belong in residential areas.

See answers to # 1 and 3.

21. Opposethese office uses in neighborhood shopping
(C-1) zones.

At the order of the Zoning Commission
new chanceries and international agencies
have been precluded in the C-1 District.

ANC - 3E

22. Supportsthe embassy enclave at Van Ness Street.

See answer to #13.

23. Opposesplacement of chanceries and embassies in
residentially zoned neighborhoods.

See answers to #1, 2, 3, 6, and 19.

June 29, 1978 Hearing on the Revised Zoning Proposals:

ANC - 1D

24. Consideration of the alternate draft is academic
because of the Chancery Act.

See answer to #2.

25. Purchases of property for chanceries inflate prices and effect tax assessments.

See answers #1, 3 and 6.

26. We endorse opening up all commercial areas to chanceries.

See answers to # 6 and 21.

27. Cited examples of misrepresentation and bad faith on the part of two governments.

See answer to #3.

ANC - 1C

28. The revised proposal is better because it makes commercial areas available.

See answer to #6.

29. The revised proposal is weaker regarding the protection of Historic Landmarks.

Following this hearing the Zoning Commission gave the BZA greater authority regarding historic landmarks. Also see answers to #10 and 33.

30. No Chancery use as a matter-of-right in residential areas.

The regulations adopted by the Zoning Commission precluded matter-of-right chanceries in residential Districts.

31. Chanceries should be permitted in all commercial areas.

See answers to #6 and 21.

32. Prohibit demolition or exterior alteration of residential buildings for chancery or international agency use.

See answers to #3, 6, 9 (a), and 10.

33. The Board of Zoning Adjustment review does not give adequate protection to residential neighborhoods.

The regulations adopted by the Zoning Commission give the BZA substantial authority in areas subject to its review.

34. Expansion of residential areas vulnerable to chanceries beyond R-5-C and R-5-D is not good.

See answers to #1, 3 and 5.

35. Oppose conversion of residential blocks to office and institutional uses.

See answers to #1, 2, 5 and 6.

36. There is a shortage of housing but a surplus of land zoned for commercial.

See answers to #1 and 6.

37. 16th Street is currently used largely for residential purposes.

Most of 16th Street, below Park Road, is zoned R-5-C and thus covered by Chancery Act.

38. If offices are not suitable in C-1 they are not suitable in a residential area.

The Zoning Commission has precluded diplomatic offices in the C-1 District partly to preserve these limited areas for neighborhood service. The answer to #21 is also relevant.

ANC - 2A

39. We do not like the overlays.

The Zoning Commission has adopted one Mixed Use Diplomatic (D) District provided for its combination with already existing Districts and mapped it in

a very conservative manner.

40. Chanceries should be permitted in commercial areas.

See answer to #6.

41. We go along with the Chancery Act.

See answers to 2, 3, 5 and 37.

42. Review criteria should apply to all chanceries and international agencies in all Districts.

The regulations adopted by the Zoning Commission provide for BZA review except in high density mixed use, commercial and industrial areas.

43. Higher criteria are needed in R-5-C and R-5-D Districts.

The regulations adopted by the Zoning Commission supplement the criteria of the Chancery Act in such areas.

44. Add the Chancery Act language regarding compatibility with present and proposed development of the neighborhood.

The regulations adopted by the Zoning Commission include this language of the Chancery Act.

45. The Commission should not act on SP until the SP case is resolved.

The regulations adopted by the Zoning Commission for the SP District are more restrictive than heretofor. The Commission took Proposed Action on the SP case on August 28, 1978.

46. Concern about the World Bank zoning states.

The regulations adopted by the Zoning Commission provide that valid applications to locate international agencies employing the PUD (Article 75) process may continue under that process.

47. Accept matter-of-right chanceries and international agencies in C-3, C-4, C-5, C-m and M Districts.

The regulations adopted by the Zoning Commission provide for this.

48. Population is decreasing in our ANC.

See answers to #1 and 6.

ANC - 2B

49. Opposes chanceries in residential and SP areas.

See answers to #1, 5, 6, and 45.

50. Opposes BZA process, particularly as envisaged by NCPC on the matter-of-right question.

See answer to #33.

51. Oppose D-1 overlay of SP, R-5-C and R-5-D.

The Zoning Commission has not mapped SP, R-5-C or R-5-D areas as (D) Districts. The SP areas are covered by regulation and BZA review. The R-5-C and R-5-D areas are covered by Chancery Act and this regulation.

52. The SP-1 in the community plan would restrict chanceries in special cases and the Zoning Commission should resolve the Dupont Circle case first.

See answer to #45.

53. There are traffic and parking problems in regard to chanceries.

See answers to #1, 3, 6 and 7.

54. Concern about the loss of residential units to office use and removal of property from the tax rolls.

See answers #1, 5 and 6.

55. The NCPC 1968 Plan designates the Dupont Circle area for high density residential not office use.

See answers to #1, 3, and 5.

56. The curtailed BZA review is not acceptable.

See answer to #33.

ANC - 3G

57. Chanceries should be prohibited in the C-1 District.

See answer to #21.

ANC -3E

58. We wish to see no embassies and chanceries placed in residentially zoned neighborhoods.

See answers to #1 and 6.

59. We fully support the Van Ness Street embassy enclave and hope the Zoning Commission will move swiftly to open the sluice-gates for this project to move forward.

See answer to #13.

National Capital Planning Commission Review

The proposed map and text amendments were referred to the National Capital Planning Commission for the review required by Section 492(b) (2) of the District of Columbia Self-Government and Governmental Reorganization Act. The Planning Commission considered the proposed amendments at a special meeting held on September 12, 1978. At that time, the Planning Commission heard several citizen representatives suggest that chanceries should not be permitted in any residential area, but that if they were, they should be permitted only with the full review and approval of the Board of Zoning Adjustment. After considering the testimony and after discussion, the Planning Commission adopted the recommendation of the executive director by a vote of four in favor to three opposed. The Planning Commission thus reported that the proposed amendment would not be inconsistent with the Comprehensive Plan for the National Capital and would not have an adverse impact on the interests or functions of the Federal Establishment in the National Capital if the Comprehensive Plan were amended and if the proposed Zoning Regulations were amended.

The amendments requested by the Planning Commission were as follows:

1. That chancery use be permitted as a matter-of-right in all locations appropriately mapped by the NCPC, and that any BZA reviews be limited to determining that height, bulk and parking requirements are met, and that appropriate screening and buffering be provided.

2. That in SP and C-2-A Districts, new chancery uses be permitted only in those locations mapped in the Comprehensive Plan.
3. That international agencies be permitted only in SP, C-2-B, C-3, C-4 and C-5 mapped in the Comprehensive Plan.
4. That existing international agencies in R-5-C, R-5-D, SP or CR Districts be permitted to expand or be replaced.

The Zoning Commission is required to give careful consideration to the views of the NCPC. In this matter, the Zoning Commission has developed an extensive record, including testimony from many interested persons representing diverse points of view. The Zoning Commission must always be mindful of all of the various perspectives presented.

The most serious problem presented by the NCPC recommendations is the request that chancery use be permitted as a matter-of-right in those areas in or immediately adjacent to primarily residential areas. The Zoning Commission received extensive testimony before it, especially from numerous Advisory Neighborhood Commissions that neighborhoods which contain residential uses must be protected, and that the proposed review procedure was essential to assure that protection. The NCPC plan acknowledges this requirement as specified in Section 313.311 of the objectives:

Retain existing locations and select new locations for Foreign Missions and International Agencies in areas of compatible land uses with environmental amenities appro-

priate for the function, with special care given to protecting residential areas. (EMPHASIS ADDED)


The Zoning Commission is strongly committed to the protection of neighborhoods which include residential uses in the District, and the Zoning Commission believes that this protection cannot be insured unless the Board of Zoning Adjustment has the power to review and approve the location and characteristics of chanceries within or immediately adjacent to such neighborhoods. For this reason the Zoning Commission finds that consistency with the objectives of Section 313.311 and the obligation to maintain the stability of neighborhoods which include residential uses require the full compatibility review adopted in this order.

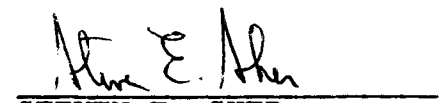
As to the other recommendations of the NCPC, the Zoning Commission can accept the suggestions that not all C-2-A Districts are appropriate for chancery use and that industrial districts are not appropriate for chancery or international agency use. The proposed regulations have been amended to incorporate those changes.

As to the recommendation that existing international agencies should be allowed to expand or be replaced at present locations, the Commission finds that there are only two such agencies where expansion would be precluded by the adopted regulations. In one case, the use conforms to existing Zoning Regulations. In the other case, expansion is not planned and in any case, is

not feasible given the nature of the location. The Commission therefore finds that it is unnecessary to include in the regulations this provision suggested by NCPC.

This statement of reasons was adopted by the Zoning Commission at its public meeting held on September 14, 1978 by a vote of 4-0 (Walter B. Lewis, Theodore F. Mariani and John G. Parsons to adopt, Ruby B. McZier to adopt by proxy, George M. White not present, not voting).

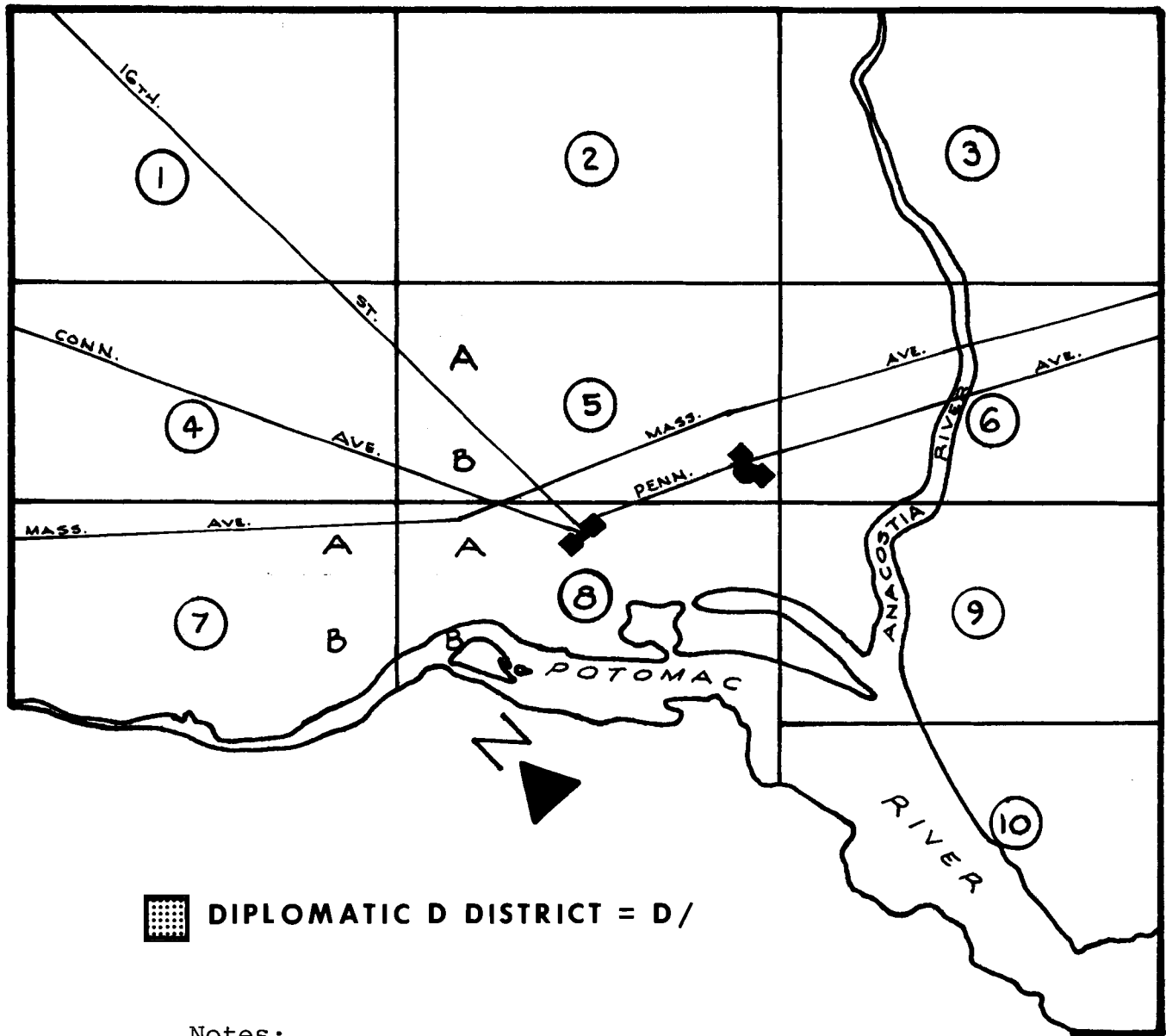

WALTER B. LEWIS
Chairman


STEVEN E. SHER
Executive Director

MIXED USE DIPLOMATIC (D) DISTRICT

MAPS

ZONING ATLAS INDEX MAP



Notes:

The shading on these maps is provided for information only.

These maps can be pasted into the Zoning Atlas to update same.

- 128 -

(B) TO ENCOURAGE THE MOST EFFICIENT USE OF PRIVATE TRANSPORTATION.

Private transportation consists of such modes as walking, bicycling or use of automobiles. Vehicular traffic in the District continues to increase. Average week day vehicle miles of travel increased nearly fourteen percent between 1968 and 1975. The number of automobiles entering the downtown area during the morning peak hour increased nearly fifteen percent between 1968 and 1975. Encouraging more efficient uses of automobiles will provide improvements in air quality and reduce energy consumption, demands for major additional highway facilities, noise and traffic congestion. Various measures to encourage alternatives to the individual use of automobiles for peak hour commuting are available. These include: more accessible and efficient public transit; priority lanes and parking discounts for high occupancy car pools and van pools; proportionately higher rates and taxes for longer terms of parking; elimination of free or subsidized commuter parking; expansion of the residential parking permit program and stricter enforcement of traffic regulations. More efficient use of the existing street right-of-way system would encourage the use of high occupancy modes, and pedestrian and bicycle use. Additional transportation systems management techniques to increase occupancy rates, reduce trips and carry out operational improvements in existing facilities would include improved signal controls, pavement markings and signing, additional bus ways, regulation of turning, increased use of one-way street systems, auxiliary turning lanes, curb adjustments, bus loading bays, traffic diverters, channelization, (such as at Union Station) elimination of street parking on some major arteries and

- 129 -

improved emergency operations and the provision of emergency refuge areas. Bicycle movement into and throughout the city can be facilitated by construction or upgrading of facilities, separation of lanes (as in Rock Creek and on several bridges), improved parking and storage facilities (as in the West End CR Zone District and as planned for Metro-stops). Pedestrian movement in various areas can be enhanced by such facilities as Streets for People or other traffic-free areas, improved signalization (especially in downtown) grade separation where feasible, sidewalk treatments and improvements, special facilities for the handicapped and other improvements.

(c) TO PROMOTE PARKING FACILITIES THAT SUPPORT AND COMPLEMENT THE COMMUNITY ACTIVITIES OF THE CITY WITH MINIMUM UNDESIRABLE IMPACTS ON ADJACENT AREAS.

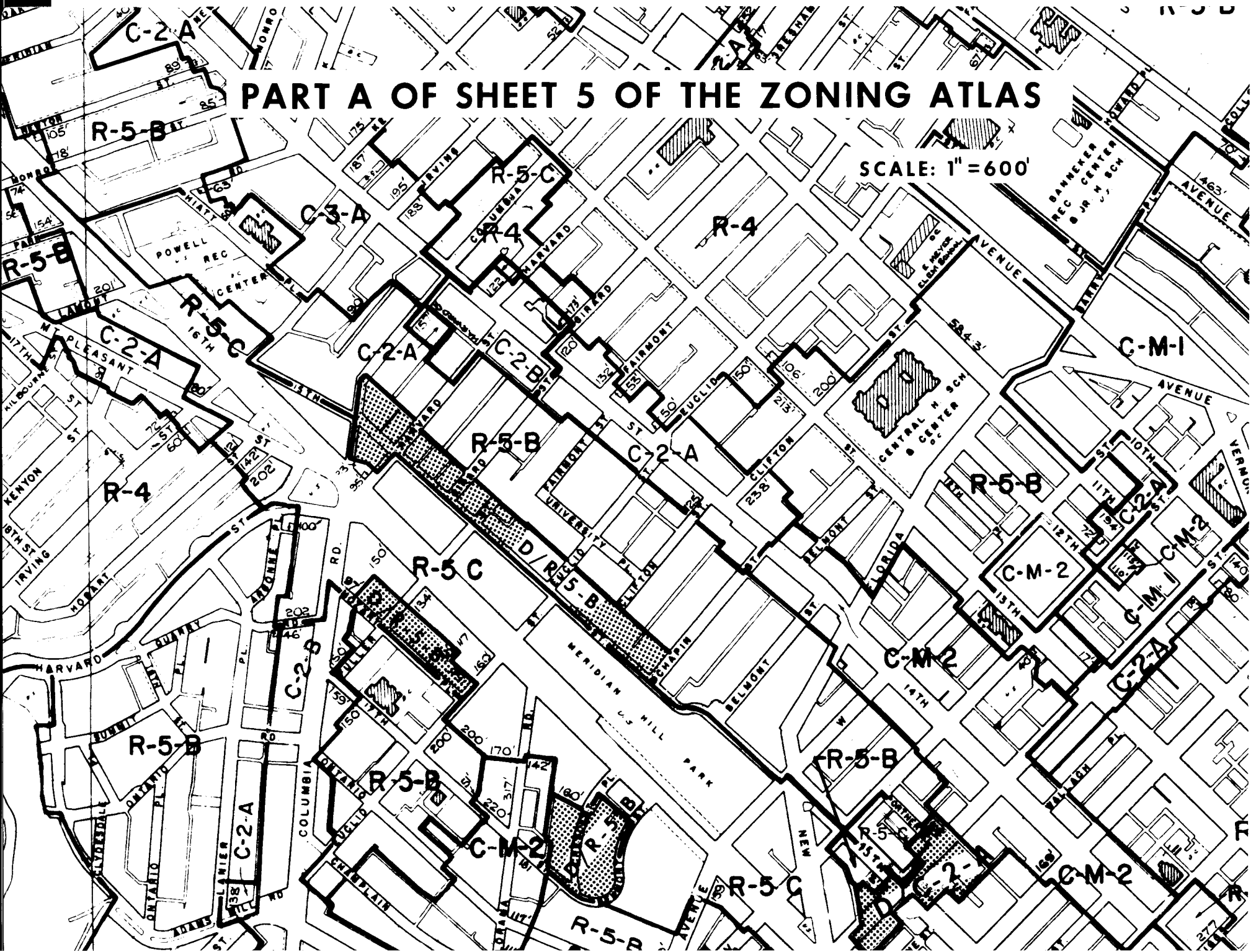
Parking problems include an excess of commuter parking spaces in the central area; undesirable impacts of on-street parking around sub-regional commercial areas such as Georgetown, Tenley, Friendship Heights and upper Georgia Avenue, and a lack of residential parking in a number of city residential areas. The total number of parking spaces downtown increased from 62,000 in 1968 to over 74,000 in 1973. Nearly half of these spaces (37,000) are in commercial and private garages, nearly 13,000 are Federal Government spaces, about 19,500 are in surface lots and 4,500 are in street parking spaces. An additional 78,000 spaces are located in the remainder of the central area; over 18,000 of these are Federal spaces. An urgent need exists for overall municipal and Federal programs to enhance city policies of support for mass transit, to improve air quality, to balance street

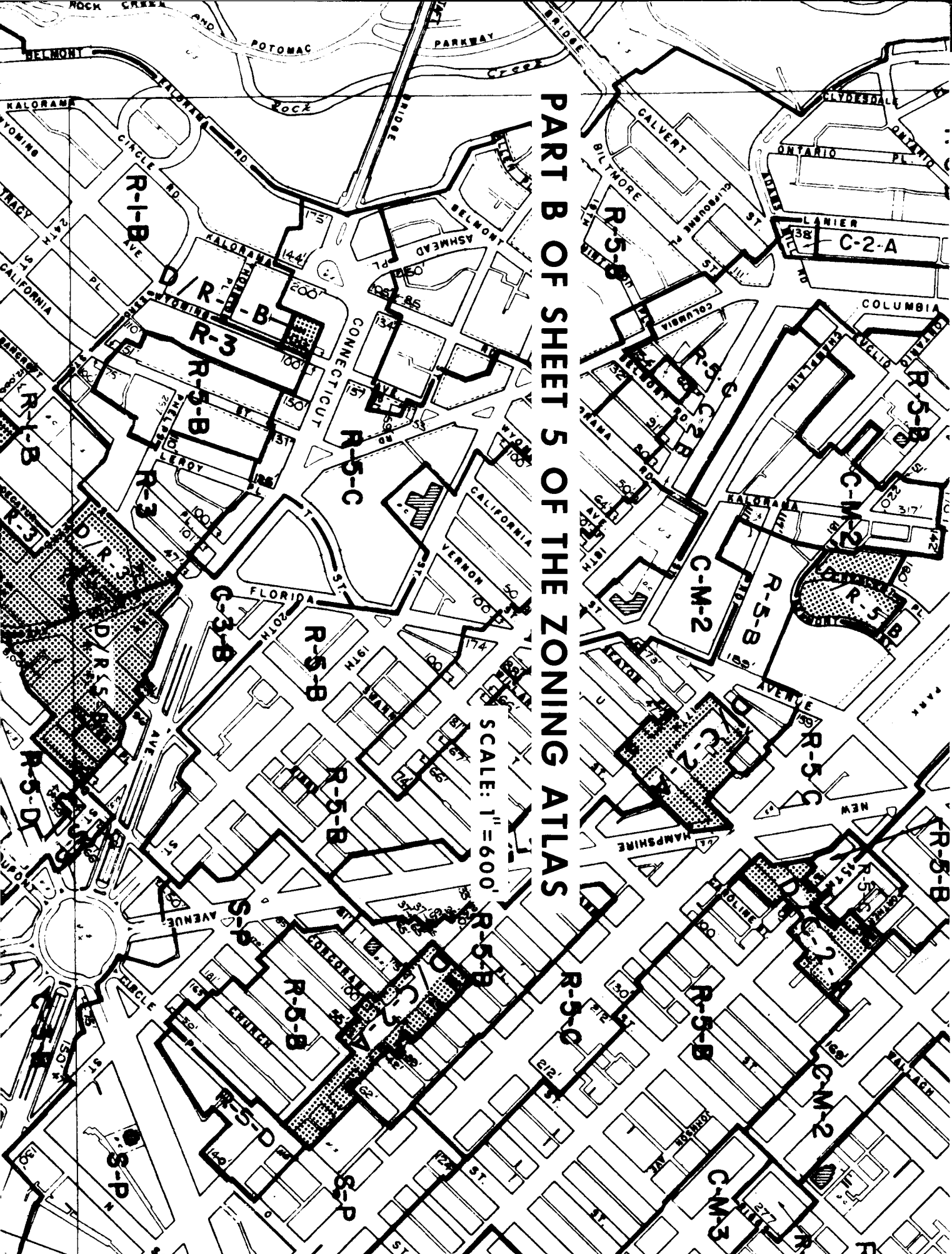
- 130 -

vehicular capacity with parking availability, to minimize congestion and to encourage economic vitality. A sound parking policy to achieve city transportation, air quality and economic development objectives would discourage long-term commuter parking except in conjunction with mass transit in selected locations, discourage present, subsidized commuter parking, encourage parking for carpools and van pools, and permit short-term parking for shopping, commercial deliveries, recreational, cultural and other uses where public transit is not available or is insufficient. Zoning and other regulatory measures should be adjusted to differentiate among parking users on behalf of the city's policies and programs in a variety of goal and policy areas. Measures to assure that public and private parking supply programs support city policy may include wider application of the residential parking permit program, establishment of maximum as well as minimum parking levels in the zoning regulations (with adjustments for area conditions including the availability of transit), strict enforcement of on-street parking regulations, elimination of such parking in areas where traffic is impeded significantly, and regulation of parking charges to reflect these objectives. Such approaches must be worked out in coordination with neighborhood organizations, affected businesses, the parking industry and District transportation, land use, energy and air quality agencies. Recent proposed improvements in the enforcement of parking and traffic procedures could have major favorable impacts, although their effectiveness may depend in part on the cooperation of other area jurisdictions. Improved parking and automobile licensing procedures and revision of zoning regulations could result in better traffic movement, improved conditions for economic growth in commercial areas,

PART A OF SHEET 5 OF THE ZONING ATLAS

SCALE: 1" = 600'



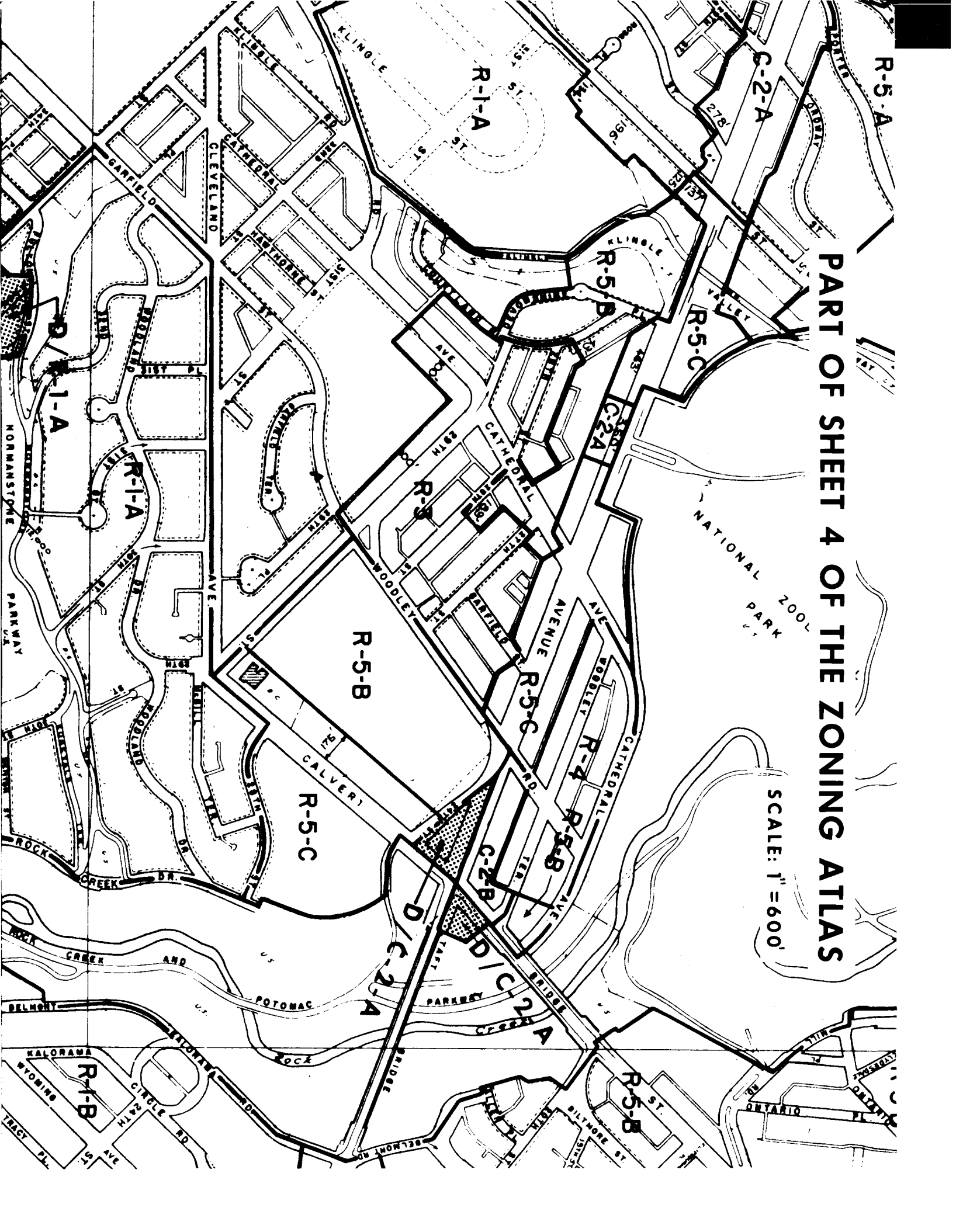


PART B OF SHEET 5 OF THE ZONING ATLAS

SCALE: 1"=600'

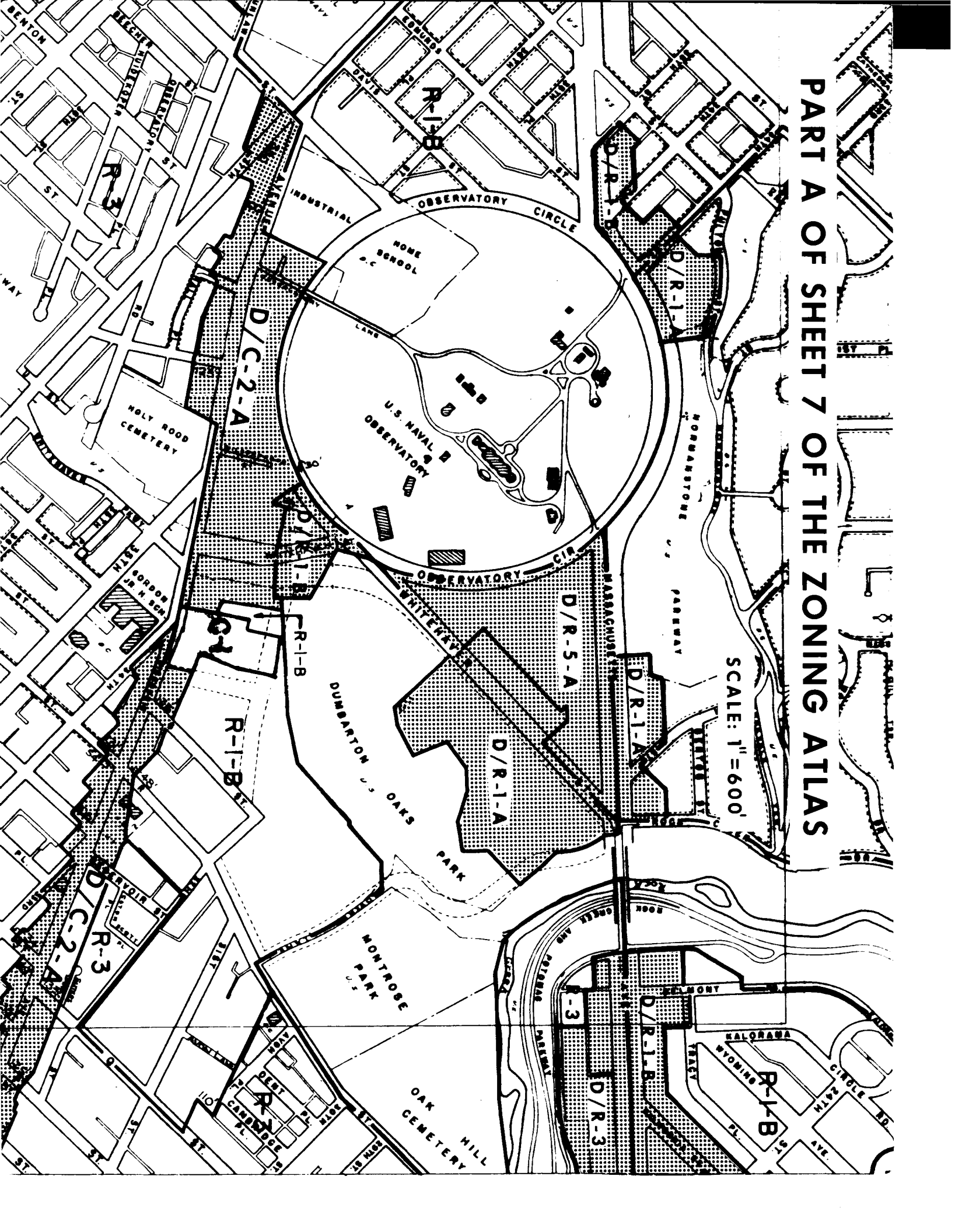
PART OF SHEET 4 OF THE ZONING ATLAS

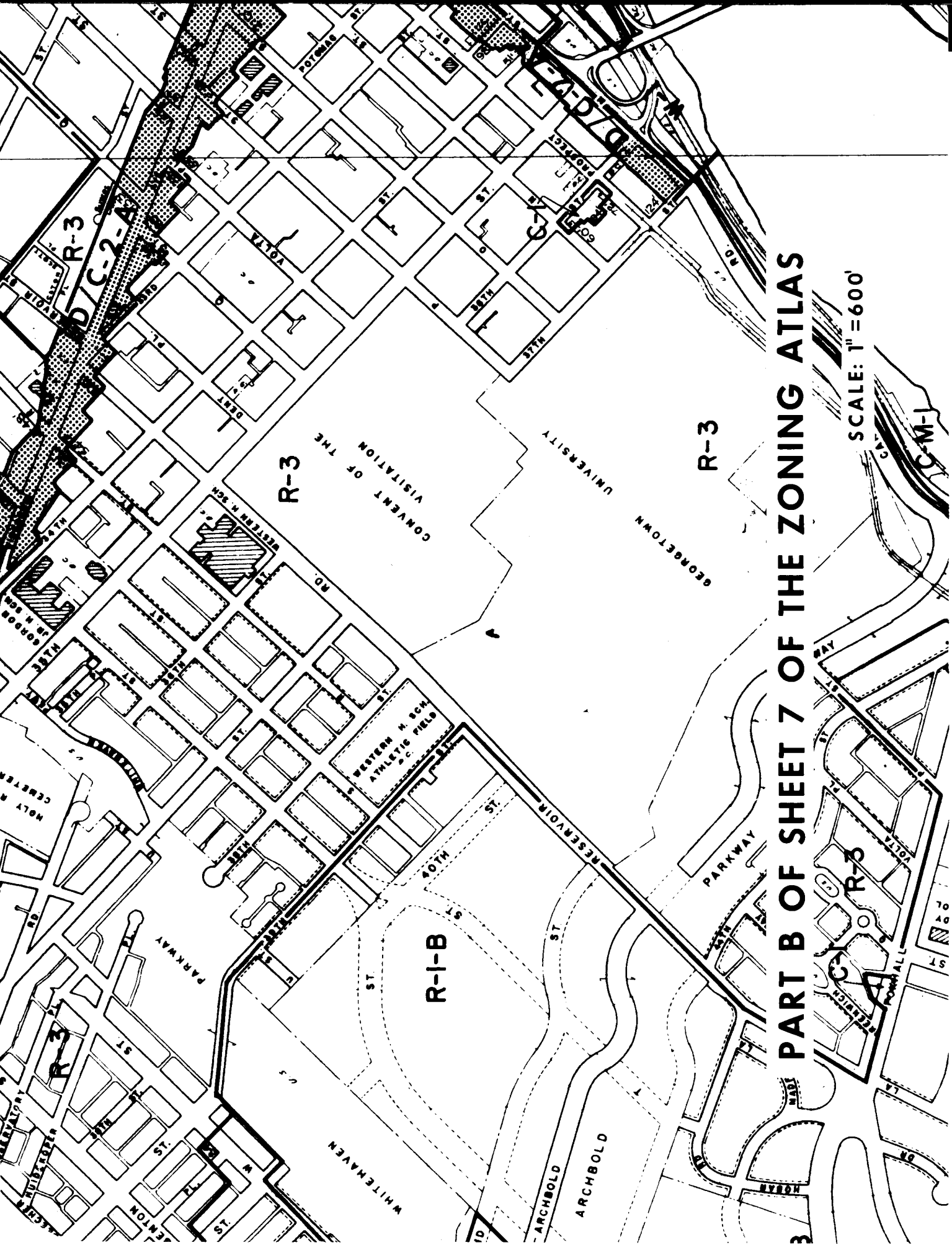
SCALE: 1"=600'



PART A OF SHEET 7 OF THE ZONING ATLAS

SCALE: 1"=600'





PART B OF SHEET 7 OF THE ZONING ATLAS

SCALE: 1"=600'

PART B OF SHEET 8 OF THE ZONING ATLAS

SCALE: 1" = 600'

compatible with the present and proposed development of the neighborhood.

